



# PLANNING COMMISSION AGENDA

Room 301, Hall of Records  
2281 Tulare Street  
Northwest Corner of Tulare & M  
Fresno, CA 93721-2198

Contact: Planning Commission Clerk  
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Web Site: <http://www.co.fresno.ca.us/PlanningCommission>

## AGENDA November 18, 2021

**PROGRAM ACCESSIBILITY AND ACCOMMODATIONS:** The Americans with Disabilities Act (ADA) Title II covers the programs, services, activities and facilities owned or operated by state and local governments like the County of Fresno ("County"). Further, the County promotes equality of opportunity and full participation by all persons, including persons with disabilities. Towards this end, the County works to ensure that it provides meaningful access to people with disabilities to every program, service, benefit, and activity, when viewed in its entirety. Similarly, the County also works to ensure that its operated or owned facilities that are open to the public provide meaningful access to people with disabilities.

To help ensure this meaningful access, the County will reasonably modify policies/procedures and provide auxiliary aids/services to persons with disabilities. If, as an attendee or participant at the meeting, you need additional accommodations such as an American Sign Language (ASL) interpreter, an assistive listening device, large print material, electronic materials, Braille materials, or taped materials, please contact the Current Planning staff as soon as possible during office hours at (559) 600-9668 or at [jpotthast@fresnocountyca.gov](mailto:jpotthast@fresnocountyca.gov). Reasonable requests made at least 48 hours in advance of the meeting will help to ensure accessibility to this meeting. Later requests will be accommodated to the extent reasonably feasible.

### **8:45 a.m. - CALL TO ORDER**

#### **INTRODUCTION**

Explanation of the REGULAR AGENDA process and mandatory procedural requirements. Staff Reports are available on the table near the room entrance. Reports and presentations are also available on the County Website at: <http://www.co.fresno.ca.us/PlanningCommission>.

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

#### **CONSENT AGENDA**

Items listed under the Consent Agenda are considered to be routine in nature and not likely to require discussion. Prior to action by the Commission, the public will be given an opportunity to comment on any consent item. The Commission may remove any item from the Consent Agenda for discussion.

1. **DIRECTOR REVIEW AND APPROVAL APPLICATION NO. 4522 and VARIANCE APPLICATION NO. 4050 – SECOND TIME EXTENSION** based on **INITIAL STUDY NO. 7384** proposing to allow a second one-year time extension to construct a 500,000-gallon water storage tank with booster pumps at the existing well site on a 0.45-acre parcel in the R-1 (Single-Family Residential) Zone District. The project also proposes to replace water services, install new 10-inch water mains to replace existing 6-inch and 8-inch water mains in selected areas of the Biola Community Services District, and replace all existing water meters throughout the District. A Variance is required to allow the installation of 6-foot-high fence and 6-foot-high wall within the front-yard and street side-yard setbacks (maximum height 3 feet); recognize the existing well and chlorine enclosure currently encroach on the side-yard setback; and allow the installation of new booster pumps with attenuation housing within the front-yard setback (20 feet required). The project site is located on the north side of W F Street, at its intersection with N Third Street, within the unincorporated community of Biola (APN: 016-265-10T) (Sup. Dist. 1).

**NOTE: The sole purpose of the public hearing is to address the time extension request.**

-Contact person, Elliot Racusin (559) 600-4245, email: [eracusin@fresnocountyca.gov](mailto:eracusin@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

2. **ADOPTION OF ANNUAL CALENDAR**

Consider and adopt the 2022 Planning Commission Hearing Calendar.

-Contact person, David Randall (559) 600-4052, email: [drandall@fresnocountyca.gov](mailto:drandall@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

3. **General Plan Conformity Application – Fresno County Fire Protection District**

Acquire approximately 5.5 acres of property for a proposed fire station to be located in the O(c) (Open Conservation conditional) and R-1(c) (Single-Family Residential; 6,000 square-foot minimum parcel size, Conditional) Zone Districts. The project is located within the Millerton Specific Plan boundary on the southwest corner of Millerton Road and Morningside Way approximately 1.9 miles east of the unincorporated community of Friant (APN: 300-021-27S, 300-340-13S) (Sup. Dist. 5).

-Contact person, Marissa Parker (559) 600-9669, email: [mparker@fresnocountyca.gov](mailto:mparker@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

## **REGULAR AGENDA**

1. **PUBLIC PRESENTATIONS** (This portion of the meeting is reserved for persons desiring to address the Planning Commission on any matter within the Commission's jurisdiction and not on this Agenda.)
2. **VARIANCE APPLICATION NO. 4116** filed by **JULIAN MORALES** proposing to allow the installation of a 43'-9" high nitrogen tank mounted on a 12' concrete pad for Cargill Fresno Facility (Beef Processing) on a 56.49-acre parcel located within the AE-20 (Exclusive Agricultural 20-acre minimum parcel size) Zone District. Located on the south west corner of W North Ave and S Martin Luther King Boulevard. The city limits of the City of Fresno directly abuts the parcel from the north and east. (Address: 511 W. North Ave.) (APN: 329-020-69) (Sup. Dist. 1).

-Contact person, Elliot Racusin (559) 600-4245, email: [eracusin@fresnocountyca.gov](mailto:eracusin@fresnocountyca.gov)

-Staff Report Included

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3. **Classified Director Review and Approval Application No. 4668** filed by **Tyson Woodruff** proposing to allow a permanent 2nd residence on a 2.38-acre parcel in the R-R (Rural Residential, 2-acre minimum parcel size) Zone District. The project site is located on the east side of Fowler Ave, easternly adjacent to N Fowler Ave., 312 feet west of N. Burgan Ave. approximately 1,300 feet north from the City of Clovis. (9254 N. Fowler Ave) (APN: 557-022-07) (Sup. Dist. 5).

-Contact person, Elliot Racusin (559) 600-4245, email: [eracusin@fresnocountyca.gov](mailto:eracusin@fresnocountyca.gov)

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4. **CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3526** and **PROPOSED MITIGATED NEGATIVE DECLARATION** based on **INITIAL STUDY NO. 7085** filed by **WESCLO, LLP**, proposing to allow a personal/recreational vehicle storage facility and a caretaker's residence with an office on two contiguous parcels totaling 38.91 acres in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District. The property is located at the northwest corner of E. Shepherd Avenue and Locan Avenue adjacent to the City of Clovis (APN: 557-031-29 & 42) (Sup. Dist. 5).

-Contact person, Ejaz Ahmad (559) 600-4204, email: [eahmad@fresnocountyca.gov](mailto:eahmad@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

5. **Unclassified Conditional Use Permit Application No. 3698** and **Initial Study No. 8020** filed by **Assemi Group, Inc.**, proposing to allow an inground effluent storage pond and related subterranean pipelines to provide tertiary-treated wastewater from an existing Wastewater Treatment facility. The project is located within Millerton Specific Plan boundary approximately 1,335 feet south of Millerton Road, 1.6 miles west of Auberry Road, and 1.5 miles east of the unincorporated community of Friant (APN: 300-542-03, 05, 13, 24T, 28T and 51) (Sup. Dist. 5).

-Contact person, Ejaz Ahmad (559) 600-4204, email: [eahmad@fresnocountyca.gov](mailto:eahmad@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

6. **ENVIRONMENTAL IMPACT REPORT NO. 7813** and **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3671** filed by **LUNA VALLEY SOLAR 1, LLC.** proposing to allow the construction, operation, maintenance, and ultimate decommissioning of a 200-megawatt (MW) solar photovoltaic (PV) generation facility, and an up to 100-MW energy storage facility. The Luna Valley Solar Facility Project includes PV electricity generating facility is comprised of three components, the solar array, the battery energy storage facility, and a 34.5 kilovolt (KV) transmission line with supporting electrical infrastructure. The proposed project is located on 16 parcels totaling approximately 1,300 acres in unincorporated Fresno County. A new generation-tie (gen-tie) line would be constructed to connect the solar and storage components of the proposed project to Pacific Gas and Electric's (PG&E's) adjacent Tranquillity Substation (point of interconnect). The anticipated lifetime of the proposed project

would be 40 years and would be decommissioned once operations of the facility cease. The project site is located on the west side of State Route 33 (S. Derrick Avenue), between the W. South Avenue alignment and W. Dinuba Avenue, and generally bisected by W. Manning Avenue, and approximately nine miles south of the City of Mendota and approximately six miles northeast of Interstate 5 (I-5). (APNs: 028-060-34T, 69ST, 70ST, 71ST, 72ST, 028-101-15ST, 17ST, 19ST, 29ST, 58ST, 59ST, 65ST, 69ST, 72ST, 74ST, 77ST) (Sup. Dist. 4).

-Contact person, Jeremy Shaw (559) 600-4207, email: [jshaw@fresnocountyca.gov](mailto:jshaw@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

7. **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3705** based on **INITIAL STUDY NO. 8027** and filed by **FOREFRONT POWER, LLC**, proposing to allow the construction, operation and ultimate decommissioning of a 1.75-Megawatt AC solar photovoltaic energy generation facility, located on an approximately 13-acre portion of a 19.32-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site located on the south side of E. Manning Avenue approximately 450 feet from the southeast corner of the intersection of E. Manning and S. Crawford Avenue, approximately 2.25 miles east of the City of Reedley and equidistant west of the City of Orange Cove (22899 E. Manning Avenue) (APN: 373-111-72) (Sup. Dist. 4).

-Contact person, Jeremy Shaw (559) 600-4207, email: [jshaw@fresnocountyca.gov](mailto:jshaw@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

8. **Continued from October 14, 2021, CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3690** based on **INITIAL STUDY NO. 7938** filed by **CHENGUANG BIOTECH AMERICA**, proposing to allow a value-added agricultural facility that will consist of a processing facility for raw agricultural materials including tomato pumice, grape seed, and industrial hemp for extraction of lycopene and CBD oil, and distribution of produced products on a 20-acre portion of an existing 38.33-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located at the northwest corner of N. Chateau Fresno Avenue and W. Shields Avenue, approximately 0.53 miles west of the city limits of the City of Fresno (3025 N. Chateau Fresno Avenue /8008 W. Shields Avenue) (APN 512-120-19S) (Sup. Dist. 1). Adopt the Mitigated Negative Declaration prepared, based on Initial Study No. 7938, and take action on Classified Conditional Use Permit Application No. 3690 with Findings and Conditions.

-Contact person, Thomas Kobayashi (559) 600-4224, email: [tkobayashi@fresnocountyca.gov](mailto:tkobayashi@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

9. **INFORMATION/DISCUSSION ITEM:**

Report from staff on prior Agenda Items, status of upcoming Agenda, and miscellaneous matters.

-Contact person, David Randall (559) 600-4052, email: [drandall@fresnocountyca.gov](mailto:drandall@fresnocountyca.gov)